

All building setback lines shall be established in accordance with the requirements of the City of Fort Worth Zoning Ordinances.

The basis of bearing is the plat for River Park Drive as recorded in Cabinet A, Slide 9801, Plat Records, Tarrant County, Texas and monumented on the ground.

Lot 1, Block 6 denotes River Park Addition Home Owner Association Private Vehicular Access, Private Landscaping, Public Utilities, Public emergency access and Private Storm Drain Easement. No Building permits will be issued for any of Lot 1, Block 6.

Lots 2R, Block 6 denotes River Park Addition Home Owner Association private open space/landscaping/wall easement.

All streets, street lights, drainage facilities, recreation, open spaces and common areas shown hereon are private.

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

According to the Flood Insurance Rate Map for Tarrant County, Texas and incorporated areas, Panel No. 385 of 595, Map Number 48439C0385 J, map revised August 23, 2000, indicates the subject property is located in Zone "X", defined as areas not in the 100 year flood plain.

Covenants or Restrictions are Un-altered

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Direct access from single family/duplex residential drives onto (River Park Drive) is prohibited.

Construction Prohibited Over Easements

No permanent structures shall be constructed over an existing or platted water, sanitary sewer, drainage, gas, electric, cable, or utility easement of any type.

Private Common Areas and Facilities Maintenance

The City of Fort Worth shall not be held responsible for the construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but are not limited to: private streets, emergency access easements, and gated security entrances; recreation areas, landscape areas, and open spaces; water and wastewater distribution systems and treatment facilities; and recreation/clubhouse/exercise/ buildings and facilities.

The land owner and subsequent owners of the lots and parcels in this subdivision, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as set forth herein.

Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

Utility Easements

Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems, on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

30 0 30 60
SCALE
1"= 30 FEET

HERS OF EDWARD WILBURN SURVEY
ABSTRACT NO. 165

POINT OF BEGINNING
5/8" Y.C.I.R.F.
(CONTROL MONUMENT)

LINE	BEARING	DISTANCE
L1	S47°30'00"W	17.00'
L2	N42°30'00"W	5.00'
L3	S47°30'00"W	36.00'
L4	S42°30'00"E	5.00'

CURVE	DELTA	RADIUS	LENGTH	C.B.	CHORD
C1	90°00'00"	18.00'	28.27'	S02°30'00"W	25.46'

LAND USE TABLE	
Total Gross Acreage	0.548 A.C.
Number Residential Lots	2
Type of Residential Lots	One Family
Number Non-Residential Lots	N/A
Non-Residential Acreage	N/A
Residential Acreage	0.548 A.C.
Private Park Acreage	N/A
Public Park Acreage	N/A
Street Acreage	N/A

1/2" = 5/8" IRON ROD WITH YELLOW CAP FOUND
Y.C.I.R.F.

5/8" Y.C.I.R.F. = 5/8" IRON ROD WITH YELLOW CAP STAMPED
"DUNAWAY ASSOC. INC" FOUND

5/8" Y.C.I.R.S. = 5/8" IRON ROD WITH YELLOW CAP STAMPED
"DUNAWAY ASSOC. LP" SET

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: 2/1/08

By: Dennis R. Hightower Chairman

By: Dana Bayliff Secretary

DUNAWAY

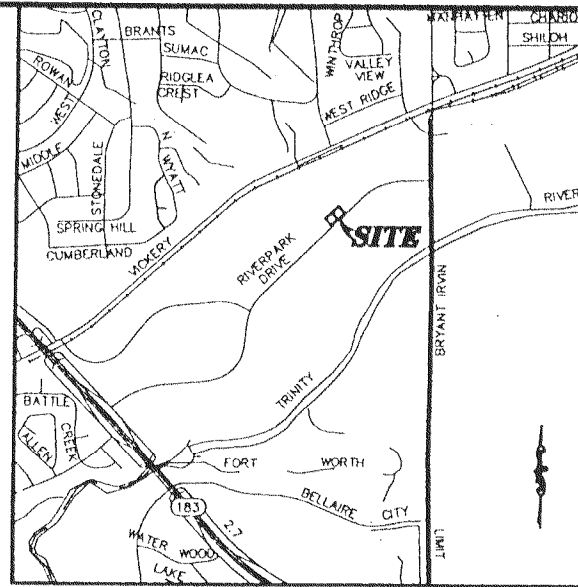
1501 Merrimac Circle • Suite 100 • Fort Worth, TX 76107
Tel: 817-335-1121 • Fax: 817-335-7437

FILED
TARRANT COUNTY TEXAS

2008 FEB -1 PM 1:16

SUZANNE HENDERSON
COUNTY CLERK

BY



VICINITY MAP
(N.T.S.)

SURVEYOR:

DUNAWAY ASSOCIATES, L.P.
1501 MERRIMAC CIRCLE #100
FT. WORTH, TEXAS 76107
(817) 335-1121

OWNER:

CHRIS RODGERS CUSTOM BUILDER, INC.
P.O. BOX 11757
FORT WORTH, TEXAS 76110
(817) 737-5309

OWNER:

SCOTT P. CLARK and JANA L. CLARK
2725 RIVER FOREST DRIVE
FORT WORTH, TEXAS 76116
(817) 907-1796

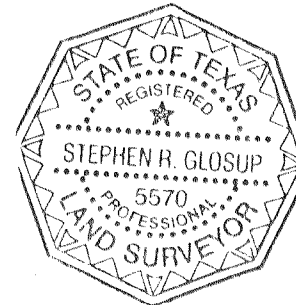
THE SOLE PURPOSE OF THIS REPLAT IS TO COMBINE
LOTS 49, 50 & 51, BLOCK 3, RIVER PARK ADDITION
INTO LOTS 49R & 51R, BLOCK 3, RIVER PARK ADDITION.

CERTIFICATION:

I, the undersigned, hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of December, 2007.

Stephen R. Glosup
Stephan R. Glosup
Registered Professional Land Surveyor
Texas Registration No. 5570

1-31-08
Date



A Final Plat Of

Lots 49R & 51R, Block 3

RIVER PARK ADDITION

Being a replat of Lots 49, 50 & 51, Block 3, River Park Addition, an addition to the City of Fort Worth, according to the plat recorded in Cabinet A, Slide 9801, Plat Records, Tarrant County, Texas.

2 LOTS

0.548 ACRES

THIS PLAT WAS PREPARED IN DECEMBER, 2007

THIS PLAT FILED IN CABINET B, SLIDE NO. 3500 DATE: 2-1-2008

PS 007-308